THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

Davidson County DEEDWARR
Recvd: 07/30/08 08:38 2 pg
Fees:13.00 Taxes:249.75

20080730-0077680

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***67,500.00.

Affiant

Subscribed and sworn to before me this 23rd day of July, 2008.

Notary Public

My Commission Expires: 9-30-09

ADDRESS OF NEW OWNER

Melvin C. Tucker, III
316 Rosebank Avenue
Nashville, Tennessee 37206

SEND TAX BILLS TO

Melvin C. Tucker, III
318 Rosebank Avenue
Nashville, Tennessee 37206

MAP & PARCEL NOS.

MAP 083-03-0
PARCEL 428.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Sixty Seven Thousand Five Hundred and 00/100 Dollars ($***67,500.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Park Place Construction, LLC, a Tennessee limited liability company, (hereinafter called the "GRANTOR"), has bargained and sold, and by these presents does transfer and convey unto Melvin C. Tucker, III, unmarried, (hereinafter called the "GRANTEE"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 2 on the Final Plat, Resubdivision of Part of Lot 51 on the Plan of Brownsville of record as Instrument No. 20060330-0035940 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Park Place Construction, LLC, a Tennessee limited liability company, by deed dated August 28, 2007, from Natalie McLaughlin, married (fka Natalie Cothran) of record as Instrument No. 20070829-0103523 in the Register's Office for Davidson County, Tennessee.

This is un-improved property known as 316 Rosebank Avenue, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantee herein.

2. Matters, if any, shown on the Plan of Final Plat, Resubdivision of Part of Lot 51 on the Plan of Brownsville of record as Instrument No. 20060330-0035940 in the Register's Office for Davidson County, Tennessee, and matters, if any, shown on the Plan of Brownsville of record in Book 21, page 9, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF I have hereunto set my hand on this the 23rd day of July, 2008, as the duly authorized representative of the Grantor herein.

PARK PLACE CONSTRUCTION, LLC

By: _____
Brian C. Wait
Chief Executive Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said State and County, Brian C. Wait, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Executive Manager of Park Place Construction, LLC, the within named bargainor, a limited liability company, and that he as such Chief Executive Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company as Chief Executive Manager.

WITNESS my hand and official seal this 23rd day of July, 2008.

_____
Notary Public

My Commission Expires: 9/30/2009

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY